

cc: Lamm
Andrew
John

SENT TO COUNCIL:

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MAY 17 2005

Memorandum
City of San Jose, California

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: EVERGREEN VISIONING
PROJECT: DEVELOPMENT
APPLICATIONS

DATE: May 16, 2005

Approved

Date

May 17, 2005

INFORMATION

On Monday, May 9, 2005, General Plan amendment and rezoning applications were filed by representatives of the property owners for the properties identified as "opportunity sites" within the Evergreen Visioning Project. The four "opportunity sites" with their respective General Plan amendment and rezoning applications are described below.

Arcadia Property – 81-acre site on the west side of Capitol Expressway, south of Eastridge Mall.

GP05-08-01A: General Plan Amendment to change the Land Use/Transportation Diagram from Medium Low Density Residential, Industrial Park, Public/Quasi-Public, Office, and Public Park/Open Space to Mixed Use with No Underlying Land Use Designation.

PDC05-050: Planned Development Rezoning to allow up to 1,875 residential units, up to 100,000 square feet of commercial and 18 acres of public park/open space.

Pleasant Hills Golf Course – 114-acre site at the northeast corner of White and Tully, just east of Lake Cunningham Park

GP05-08-01B: General Plan Amendment to change the Land Use/Transportation Diagram from Private Recreation to Medium Density Residential, Neighborhood/Community Commercial and Public Park/Open Space.

PDC05-051: Planned Development Pre-zoning to allow up to 825 single-family attached and detached residences, 10 acres of public/park open space and 5 acres reserved for a potential elementary school site.

Campus Industrial Properties – 320 acres, located east of Yerba Buena Road at the base of the east foothills.

I) 175-acre Berg property

GP05-08-01C: General Plan Amendment to change the Land Use/Transportation Diagram from Campus Industrial to Medium Density Residential, Medium Low Density Residential or Low Density Residential, Public Park/Open Space and realignment of a Major Collector.

PDC05-048: Planned Development Rezoning to allow up to 1,100 single-family attached and detached residences, 14 acres of private open space and 11 acres of public open space or school site.

II) 24-acre IDS property

GP05-08-01D: General Plan Amendment to change the Land Use/Transportation Diagram from Campus Industrial to Medium Density Residential or Medium Low Density Residential, Public Park/Open Space and realignment of a Major Collector.

PDC05-049: Planned Development Rezoning to allow up to 225 single-family detached residences and a 1-acre public park site.

III) 120-acre Legacy property

GP05-08-01E: General Plan Amendment for the property to change the Land Use/Transportation Diagram from Campus Industrial to Medium Density Residential or Medium Low Density Residential, Public Park/Open Space and realignment of a Major Collector.

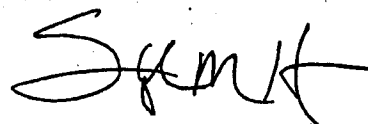
PDC05-052: Planned Development Rezoning to allow up to ⁶⁷⁵~~275~~ single-family detached residences, and park/open space.

Evergreen Valley College – 27-acre portion of the College, located adjacent to the existing shopping center on the corner of San Felipe Road and Yerba Buena Road.

GP05-08-01F: General Plan Amendment to change the Land/Use Transportation Diagram from Public/Quasi-Public to Mixed Use with No Underlying Land Use Designation.

PDC05-053: Planned Development Rezoning to allow up to 500 residential units, up to 195,000 square feet of commercial and office uses and 1 acre of park/open space use.

Due to significance of these development proposals, extensive public outreach will be conducted consistent with Council Policy 6-30 Public Outreach Policy. The filing of these applications does not in any way constrain the Council's discussion of the Evergreen Visioning Project/Smart Growth Strategy; however, the filings do facilitate the preparation of the Environmental Impact Report in accordance with the current ambitious EVP schedule.



STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement